

Growth Management Oversight Commission

December 09, 2004

**Public Services Building
Conference Rooms 2&3**

MINUTES

GMOC MEMBERS PRESENT:

Garcia	Krogh
Spethman	O'Neill
Palma	Tripp

MEMBERS EXCUSED:

Munoz; Arroyo; Nordstrom

STAFF PRESENT:

Dana Smith, Dir. Community Dev.
Gustavo Perez, Com.Dev. Specialist
Ed Batchelder, Advance Plng.Manager
Dan Forster, Growth Management Coordinator
Rabbia Phillip, Recording Secretary
Khalil Martinez, Intern

MEMBERS OF PUBLIC:

Per Sign-In Sheet, attached

1. CALL TO ORDER

Commissioner Krogh called the meeting to order at 6:07 p.m. in the absence of Chairman Nordstrom. A motion was passed to excuse the absent members. The Secretary called the roll.

2. APPROVAL OF MINUTES

Commissioner O'Neill made a motion, seconded by Commissioner Garcia to approve the minutes of October 14th, 2004; the motion was passed.

3. PUBLIC COMMENT

Commissioner Krogh invited the members present to speak to the body. Mr. Rodney Garcia, an adviser for the Youth Advisory Commission presented the group with 2 issues, vandalism and overcrowding, which his commission would be addressing in the new year. He asked how this Commission would be monitoring these issues.

It was suggested that Mr. Garcia get a copy of the last Annual Report in which this was addressed. Commissioner O'Neill also informed the speaker that in the near future the High School District would be making a presentation to the GMOC, to which Youth Advisory Commission representatives would be invited. Commissioner Spethman noted that this body held workshops during the course of the year, usually at high school sites. The students could attend and be informed on how the community

and the commission interact. Another suggestion was to address the School Board at their meetings.

4. PRESENTATION BY LAURIE MADIGAN, DIRECTOR OF COMMUNITY DEVELOPMENT

Dan introduced Dana Smith who would be presenting instead of Ms. Madigan. The acting Chairman asked for introductions around the room. Ms Smith then made a presentation of the projects that her department is involved with, either in idea/concept or verge of commitment.

Gustavo began with the University Site Project, which he said had beginnings approximately a decade ago. In 2003 Council selected Stratus Inc from the bidders, to assess the best type of university for the site. The determination is to build a 21st Century, collaborative model "Communiversities". He noted that Chula Vista is at the epicenter of southern California and Baja California being eight miles from downtown San Diego and Tijuana, Mexico. The feedback from community outreaches stated loudly that the campus must have access, distinction and provide opportunities for academic development. He cited some examples of other collaborative universities.

Dana Smith reiterated that this is still only a concept but one that the City is investing resources as the State is not putting any money into new colleges but the need continues to grow, especially in the south bay area.

Ms. Aguilar inquired if the City would have any regulations to restrict the Regional Technology Park from becoming an industrial park. Ed Batchelder responded that this would be governed by zoning and framework guidelines that would immediately follow the General Plan Update. Also, in response to another question by Ms. Aguilar, Ed stated that the City has made agreements with the owners of the University Site land, to increase densities in other areas of development to compensate for the shortfall created by the building of the university.

Ms. Smith then moved on to the Urban Core Specific Plan. She stated that the General Plan Update work is the basis and framework on which the UCSP is spring-boarding from; so it would naturally follow the GPU. It had been initiated from the vision created by the community feedback from the GPU public outreach in the west side of the City. The intent is to intensify core usage, key nodes are identified and this area will be linked with the Bayfront development. One challenge would be to link the eastern part of the City with this downtown area. She pointed out that it must be borne in mind that this is redevelopment and would consequently look very different from the eastern territories; and also that this is a vision plan with the changes anticipated to occur over time.

Ms Smith informed the group that the first phase planning effort for the Bayfront went to Council/Port Commission, which only identified the types of uses for the area. She showed the overview map of the Bayfront and another showing the linkages with this area and the Urban Core downtown area. Presently the process is in phase 2, identifying what's possible in the development and defining the project. EIR preparation should start in the middle of 2005 and last a couple of months and be presented to the Coastal Commission in 2006. It was brought to the attention of all that there will be a public workshop at the Women's Club on the following Wednesday.

5. GROWTH MANAGEMENT ELEMENT AND NEXT STEPS IN THE TOP TO BOTTOM REVIEW

Dan Forster informed the Commissioners about the organization and the basic steps in the review of the top to bottom review. The changes being made in the General Plan element will allow standards to vary depending on development characteristics. The rate of growth can also be considered as a quality of life indicator. There are provisions in the new General Plan element that will encourage the City and developers to enter into agreements when developers seek discretionary actions, the City would use that process to leverage amenities and facilities in that area. Currently the commission looks at thresholds failures as they happen and then respond to them. In the future the language will change to include "failed or forecasted to fail". He noted that the element would make available metering in the program for use by the Council as it sees fit to do so. The element serves as a baseline for updating the ordinance and the program document.

Going forward it is recommended that there be a steering committee, which is the GMOC with ex-officio members from the development community, Crossroads II, the Chamber of Commerce, etc. It is also being recommended that the GMOC Chairperson be part of the in-house staff management team. The top to bottom review will follow its own schedule from the normal GMOC program. It is expected that the next meeting will be at the workshop when findings will also be presented to the management team. The drafting of the document will proceed through May, the ordinance and program will come back to the GMOC, if accepted presented to the Planning Commission and the Council in June, 2005. It is hoped that this can be combined with the presentation of the GMOC annual report.

Dan referred to the Growth Management Element document and stated there are growth-related quality of life indicators that are City-controlled and those that are not and pointed out some of these. There are also quality-of-life indicators that are not growth-related; such issues can be monitored.

Ms. Aguilar asked whether the Growth Management Element alters existing growth management thresholds or establishes any new ones. Dan responded by saying that the element does not establish or change any thresholds, these are contained in the ordinance. The element allows a broader range of tools to be applied to the growth issues. The GMOC members approved the proposed approach and organization by motion.

6. OTHER ISSUES

There are none at this time.

7. NEXT MEETING TENTATIVE JANUARY 13, 2005

This will be confirmed as this date nears.

8. ADJOURNMENT

Acting Chairman Krogh adjourned the meeting at 8:00 p.m.

Rabbia Phillip
Secretary

Daniel Forster
Growth Management Coordinator